

716 E. Fourth Street

City of El Paso — Plan Commission — 8/23/2018

PZST18-00013 Special Permit – RC Senior Medical Plans Corporation



STAFF CONTACT: Anne Guayante, (915) 212-1814, guayanteam@elpasotexas.gov

OWNER: RC Senior Medical Plans Corporation

REPRESENTATIVE: Dorado Engineering

LOCATION: 716 E. Fourth Street, District 8

LEGAL DESCRIPTION: Lot 10 and the North 1 Foot of Lot 9, Block 107, 716 E. Fourth Street, City of El Paso, El Paso County, Texas

EXISTING ZONING: A-3 (Apartment)

REQUEST: Special Permit for an Office use in the A-3 (Apartment) District

RELATED APPLICATIONS: PZBA18-00039 (Heard August 13, 2018)

PUBLIC INPUT: None received; Notices sent to property owners within 300 feet on August 9, 2018 (See Attachment #7)

STAFF RECOMMENDATION: Approval (see pages 2—4 for basis for recommendation)

SUMMARY OF REQUEST: The applicant is requesting to use the subject property as a business office, which is permitted in the A-3 (Apartment) after approval of a Special Permit by the El Paso City Council.

SUMMARY OF RECOMMENDATION: The Planning Division recommends **APPROVAL** of the special permit request and acceptance of the detailed site development plan. The proposed development is consistent with its established neighborhood of surrounding multi-family, civic, and commercial. The proposed development is compliant with the G-2, Traditional Neighborhood land use designation of Plan El Paso, the City's Comprehensive Plan, in the Central Planning Area.



DESCRIPTION OF REQUEST

The applicant has submitted a Special Permit application to allow for a proposed office for the property at 716 E. Fourth Street through the Zoning Section of the Planning and Inspections Department. The Detailed Site Development Plan shows one, 1,194 square foot building previously containing two dwelling units and now proposed for use as an office. Three parking spaces are required for an office use, and four are shown on the site plan, to include one accessible parking stall. The neighborhood surrounding the subject property consists of medium density residential uses and civic uses to include a community center, wellness center, and church.

The proposed development received a Special Exception from the Zoning Board of Adjustments for encroachments into the required side, street side, and rear yards. It otherwise meets all applicable code provisions. Access to the subject property is proposed from one existing driveway on E. Fourth Street.

SPECIAL PERMIT REQUIREMENTS

CONSIDERATION CRITERIA: To grant the special permit to allow for an office use in an A-3 (Apartment) District, the following requirements must be met per 20.04.320.D:

1. The proposed development complies, except to the extent waived, varied or modified pursuant to the provisions of this title, with all of the standards and conditions applicable in the zoning district in which it is proposed to be located; complies with any special standards applicable to the particular type of development being proposed, or to the particular area in which the development is proposed; complies with any special approvals required in connection with such development or area;

The subject property was granted a Special Exception from the Zoning Board of Adjustments on August 13, 2018, to allow for encroachments into the required side, street side, and rear yards that have been in existence for at least fifteen years and were not established by the current owner. All other dimensional requirements are met. There are no additional supplemental zoning regulations that apply to office uses. The subject property is not within an overlay district.

2. The proposed development is in accordance with and in furtherance of Plan El Paso, any special neighborhood plans or policies adopted by the city regarding the development area, or any approved concept plan;

The G-2, Traditional Neighborhood growth sector generally consists of small, alley loaded lots containing single family, small multi-family, and small commercial development. The conversion of the subject property to an office use is consistent with the intent and typical development pattern of the G-2, Traditional Neighborhood Development. Alley access is not possible in this instance due to the existing building's configuration. Plan El Paso advocates for increasing the diversity of uses within neighborhoods to promote walkability. The introduction of the office use into its neighborhood helps to advance that goal.

3. The proposed development is adequately served by and will not impose an undue burden upon the public improvements and rights-of-way by which it will be served or benefited, or which exist or are planned for installation within its boundaries or their immediate vicinity. A traffic impact study may be required to determine the effects of the proposed development on the public rights-of-way;

All reviewing entities indicated that the subject property can be adequately served by the existing infrastructure.

4. Any impacts of the proposed development on adjacent property are adequately mitigated with the design, proposed construction and phasing of the site development;

No changes to the existing structure are proposed with this new development, which has long been part of its established neighborhood. The existing building has existed since at least 1956, with the front portion being constructed sometime prior to 1997. The office use is not anticipated to have any negative impacts on its surrounding neighborhood, and to be compatible with existing development.

5. The design of the proposed development mitigates substantial environmental problems;

No

6. The proposed development provides adequate landscaping and/or screening where needed to reduce visibility to adjacent uses;

The proposed development requires one tree, which is shown on the site plan. A screening wall is required between the subject property and the adjacent property to the west, which is an apartment building. The existing wall shown on the site plan meets the requirements for this wall.

7. The proposed development is compatible with adjacent structures and uses;

The owner of the subject property proposes to convert a vacant building previously used as apartments on a corner lot immediately across from a church and a large civic use. The existing building has been a part of the established neighborhood for decades, and the proposed office use is not anticipated to introduce any negative effects. The cinderblock building is constructed of the same materials as other buildings on its block face to include its immediate next door neighbor, and no changes are proposed.

8. The proposed development is not materially detrimental to the enjoyment or valuation of the property adjacent to the site.

The addition of the new office use to the existing neighborhood is not anticipate to impact it negatively. Other, larger, civic uses present within the neighborhood contain office components. Adequate screening is provided between the subject property and the adjacent apartment building.

RELATION OF PROPOSED CHANGE TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO	DOES IT COMPLY?
<p><u>G-2, Traditional Neighborhood</u></p> <p>This sector includes the remainder of central El Paso as it existed through World War II. Blocks are small and usually have rear alleys; buildings directly faced streets; schools, parks, and small shops are integrated with residential areas. This sector is well-suited for use of the SmartCode as a replacement for current zoning when planned in conjunction with specific neighborhood plans or identified in this Comprehensive Plan.</p>	<p>The subject property's block configuration is consistent with the typical pattern for G-2, Traditional Neighborhood development, and its building configuration is consistent with its block. The proposed office use would be integrated into an existing residential blockface immediately adjacent to two large civic uses across Fourth Street and Ochoa Street.</p>
ZONING DISTRICT	DOES IT COMPLY?
<p><u>A-3 (Apartment)</u></p> <p>The purpose of this district is to promote and preserve residential development within the city associated with a landscape more urban in appearance and permitting a mixture of housing types. It is intended that the district regulations allow for medium densities of dwelling units supported by higher intensity land uses located at the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities.</p>	<p>The proposed office use is permitted in the A-3 (Apartment) District with approval of a Special Permit from the El Paso City Council.</p>
POLICY	DOES IT COMPLY?
<p><u>Policy 1.2.3:</u></p> <p>Vacant and underutilized parcels in and around the City's traditional neighborhoods can be excellent locations for redevelopment that adds housing, shopping, employment, entertainment, and recreational options for nearby residents and transit patrons. Redevelopment of such sites should mesh with the scale and character of these existing neighborhoods rather than imposing a suburban or high-rise model on traditional neighborhoods.</p>	<p>The applicant proposes to reuse an existing building that is part of the established neighborhood to add a new office use.</p>

SUITABILITY OF SITE FOR USES UNDER CURRENT ZONING: The subject property has applied for and received a Special Exception from the Zoning Board of Adjustments for encroachments into the side, street side, and rear yard setbacks. All other city requirements, to include parking and landscaping, are met in the applicant's proposal. The proposed use is allowed upon approval of a Special Permit.

CONSISTENCY WITH INTENT AND PURPOSE OF THE ZONING ORDINANCE: The intent of the Zoning Ordinance is to protect the public health, safety, and general welfare; to regulate the use of land and buildings within zoning districts to ensure compatibility, and to protect property values. The intent of the A-3 (Apartment) District is to the periphery of single-family neighborhoods providing that the overall character and architectural integrity of the neighborhood is preserved. The regulations of the districts will permit building types designed for transition from areas of low density residential neighborhoods to other residential areas, and certain nonresidential uses and support facilities. The proposed special permit would introduce an office use to the neighborhood of the subject property, which is consistent with development in the G-2 (Traditional Neighborhood) growth sector and with the guidance contained within Plan El Paso. The subject property allows for allow for all applicable requirements to be met.

ADEQUACY OF PUBLIC FACILITIES AND SERVICES: No negative comments were received from any reviewing departments and public facilities are considered to be adequate to serve the proposed development.

EFFECT UPON THE NATURAL ENVIRONMENT: No negative impacts are anticipated. The subject property is not within arroyo or another environmentally sensitive area.

COMMENT FROM THE PUBLIC: The subject property falls within the boundary of the Southside Neighborhood Association and the El Paso Central Business Association contacted as required by 20.04.520. Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on August 9, 2018. The Planning Division has not received any communication in support of or opposition to the Special Permit request.

STAFF COMMENTS: No objections to proposed special permit and detailed site development plan approval. No reviewing departments had any negative comments. Applicant is responsible for obtaining all applicable permits and approvals prior to any construction or change in occupancy.

OTHER APPLICABLE FACTORS: Approval of the site plans by CPC constitutes a determination that the applicant is in compliance with the minimum provisions. Applicant is responsible for the adequacy of such plans, insuring that stormwater is in compliance with ordinances, codes, DSC, and DDM. Failure to comply may require the applicant to seek re-approval of the site plans from CPC.

ATTACHMENTS:

1. Site Plan
2. Zoning Map
3. Comprehensive Plan Map
4. Department Comments
5. Neighborhood Notification Boundary Map
6. Neighborhood Association Letters
7. Letters from the Public

ARCHITECTURAL DRAWINGS

ELEVATIONS:

- FRONT ELEVATION:** Shows the main facade of the building with a central entrance and a large window.
- BACK ELEVATION:** Shows the rear facade of the building.
- SIDE ELEVATION:** Shows the side profile of the building.

LOCATION MAP: Shows the building's location relative to surrounding streets and landmarks.

PARKING LAYOUT: Shows the proposed parking spaces and landscaping.

LANDSCAPE CALCULATIONS:

ITEM	QUANTITY	UNIT	REMARKS
PROPOSED LANDSCAPE PLANTING (1" TREE)	1	THREE	1 TREE
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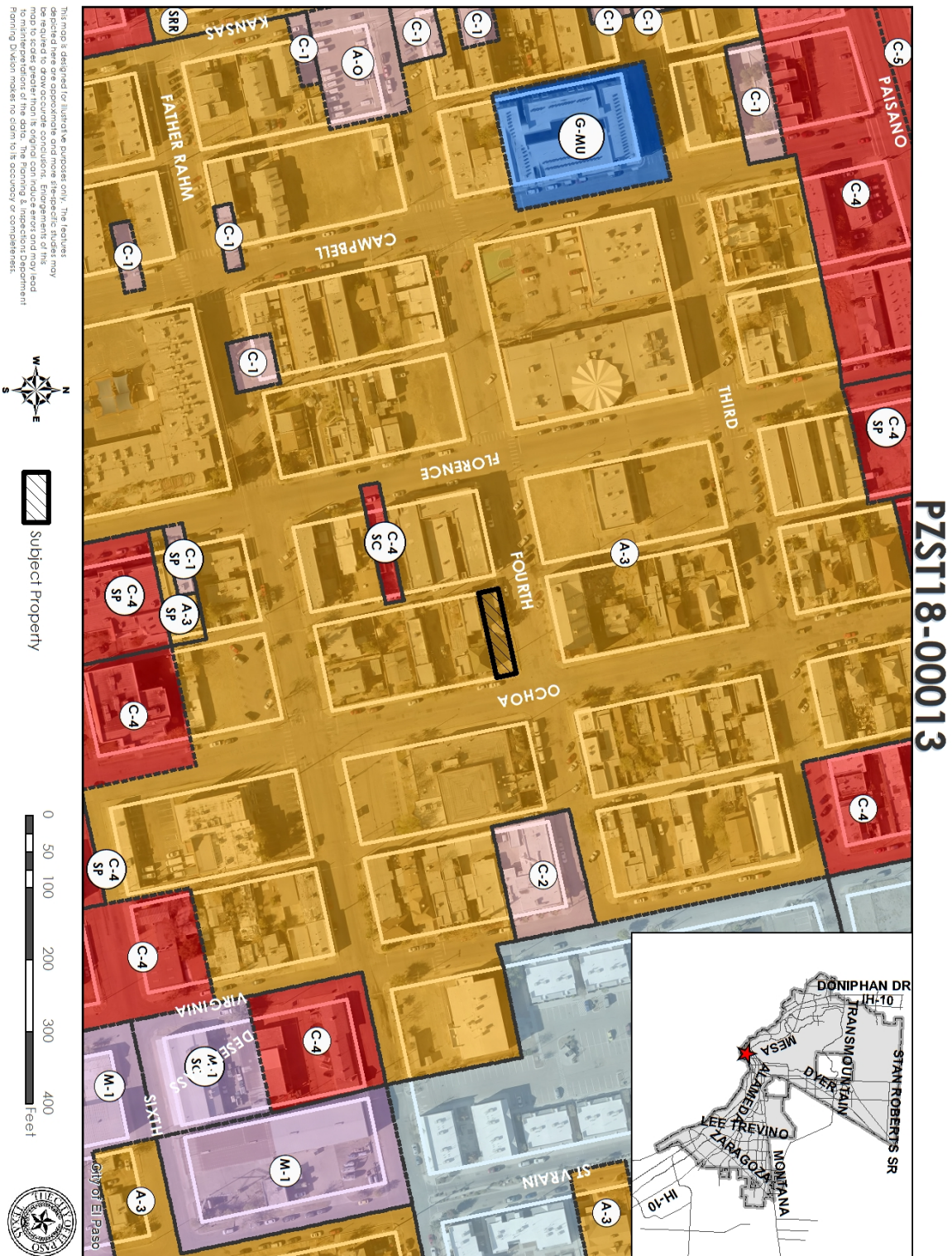
PARKING REQUIREMENTS:

- PROPOSED PARKING SPACES: 10
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- PROPOSED PARKING SPACES: 10

NOTES:

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ATTACHMENT 2: ZONING MAP



ATTACHMENT 3: FUTURE LAND USE MAP



ATTACHMENT 4: DEPARTMENT COMMENTS

Planning and Inspections Department - Planning Division

1. Please provide a document indicating that Rocio Corral has signing authority for the owner and has the owner's authorization to apply for and represent them in the rezoning request.
2. The 2008 Deed submitted with the application shows a different owner than indicated on the application form.
3. Please show required bike rack within 50 feet of the primary entrance.
4. Please show and label the height of the existing CMU wall between the subject property and neighbor to the south.
5. Please provide parking stall dimensions.

Planning and Inspections Department - Subdivisions Division

1. Staff recommends that a platting determination be submitted prior to the issuance of building permits for the proposed use.

Texas Department of Transportation

Not abutting TXDOT right of way

Planning and Inspections Department – Plan Review & Landscaping Division

Recommend approval.

Planning and Inspections Department – Land Development

1. No comment received.

Fire Department

Recommend approval.

Police Department

No comments received.

Sun Metro

Recommend approval

El Paso Water Utilities

1. EPWater does not object to this request:

Water:

2. There is an existing 6-inch diameter water main extending along Ochoa Street. This water main is available for service.
3. There is an existing 6-inch diameter water main extending along Fourth Avenue. This water main is available for service.
4. There is an existing 4-inch diameter water main extending along the alley between Ochoa Street and Florence Street. This water main is available for service.
5. Previous water pressure tests from fire hydrant # 995 located approximately northeast corner of Florence Street and Fourth Avenue have yielded a static pressure of 100 psi, a residual pressure of 82 psi, and a discharge of 1,126 gallons per minute. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

6. There is an existing 8-inch diameter sanitary sewer main that extends along the alley between Ochoa Street and Florence Street, this main is located approximately 10-feet west from the western property line. This sewer main is available for service.

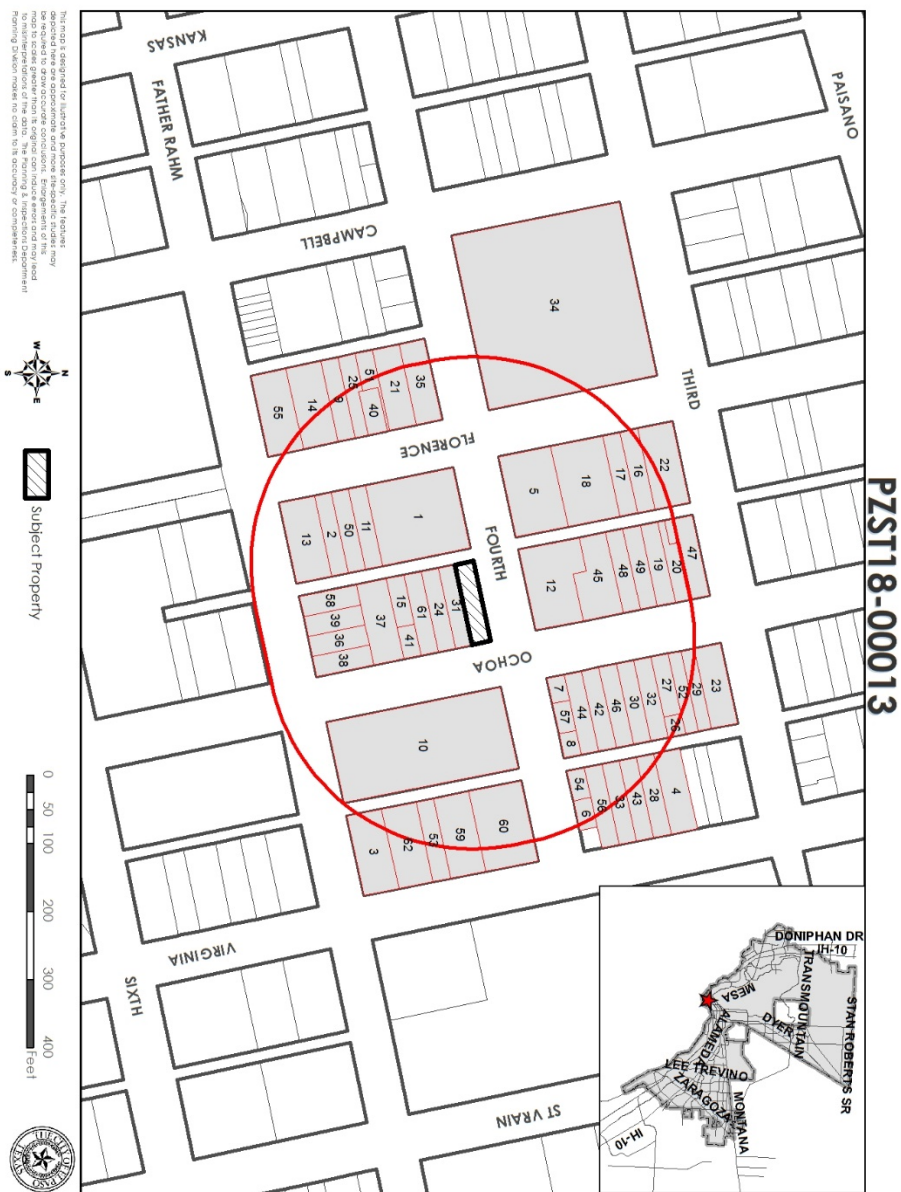
General:

7. EPWater requires a new service application to provide service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Stormwater:

8. EPWater - Stormwater Engineering has no objections to this request.

ATTACHMENT 5: NEIGHBOR NOTIFICATION MAP



ATTACHMENT 6

No written comment from the public received.